

ORDINANCE NO. 2434

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF GILBERT, ARIZONA, BY AMENDING ORDINANCE NO. 1430 PERTAINING TO THE MARBELLA VINEYARDS PLANNED AREA DEVELOPMENT (PAD) IN ZONING CASE Z13-05 BY AMENDING CONDITIONS OF DEVELOPMENT FOR APPROXIMATELY 99.3 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO AND HIGLEY ROADS AS FOLLOWS: DECREASIN THE FRONT SETBACK FOR HOMES IN THE APPROXIMATELY 39.2 ACRE, PHASE 2 SINGLE-FAMILY-8 (SF-8) ZONING DISTRICT WITH A PLANNED AREA OVERLAY ZONING DISTRICT; AND RESTATING AND INCORPORATING THE PROVISIONS OF ORDINANCE NO. 1430 HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, by adoption of this Ordinance, the Town Council desires to amend conditions of development relating to the development of certain parcels within the Marbella Vineyards Planned Area Development (PAD) pursuant to the Town of Gilbert Zoning Code requirements for a Planned Area Development to allow for the development of single family residential uses; and

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map and the Planned Area Development conditions of development conforms with the Town of Gilbert General Plan, any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Marbella Vineyards PAD was created by Ordinance No. 1430, pursuant to the provisions of the Town of Gilbert Unified Land Development Code, which was repealed February 1, 2005; and

WHEREAS, pursuant to the adoption of the Town of Gilbert Land Development Code and the Official Zoning Map, the underlying zoning classifications of the Marbella Vineyards PAD were amended to Single Family-6 (SF-6), Single Family-7 (SF-7), and Single Family-8 (SF-8) and Shopping Center (SC); and

WHEREAS, that certain document entitled Exhibit 3: Amended Development Plan of the Marbella Vineyards Phase 2 Planned Area Development, dated June 6, 2013 is attached hereto and incorporated by this reference.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the Town of Gilbert, Arizona, as follows:

Section I. In General.

1. Ordinance No. 1430 relating to the Marbella Vineyards PAD located at the southeast corner of Ocotillo and Higley Roads, as described in the legal description, Exhibit 1, and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated herein by this reference (the "Property"), are amended by changing the conditions of development as set forth in this ordinance and by adding new Exhibit 3, Marbella Vineyards Phase 2 PAD Development Plan Exhibit, attached hereto and incorporated herein, and making that Exhibit part of the Development Plan for the Marbella Vineyards PAD, as set forth in Ordinance No. 1430, to read as follows:

EXHIBIT 3: Amended Development Plan of the Marbella Vineyards PAD for Phase 2, dated June 6, 2013.

2. All dedications, development requirements and development conditions set forth in Ordinance No. 1430 relating to the Marbella Vineyards PAD are incorporated herein and shall remain in full force and effect except as amended by revising development conditions 4.d to read as follows (additions shown in ALL CAPS, deletions shown in strikeout):

- d. The zoning for the projects shall be PAD with underlying districts of ~~R1~~SINGLE FAMILY-6 (SF-6), SINGLE FAMILY-7 ~~R1~~(SF-7), SINGLE FAMILY-8 (~~R1~~SF-8) (~~Single Family Residential~~) and C-2 (Shopping Center (SC)). The project shall be developed in conformance with the Town's zoning requirements for these districts, except as modified by these conditions. All single family residential lots shall comply with the following standards:

Zoning	Minimum Lot Area (in sq. ft.)	Min. Lot Dimensions (width x depth)
R1 SF-6	6,325	55'x115'
R1 SF-7	7,800	65'x120'
R1 SF-8	9,375	75'x125'

Zoning	Minimum Yard Setbacks			Maximum Lot Coverage
	Front ¹	Side ²	Rear ³	
R1 SF-6	15'/20'	5'/10'	20'	45% ⁴
R1 SF-7	15'/20'	10'	20'	45% ⁴
R1 SF-8	20'/25' 15'/20'	10'	20'	45% ⁴

¹ Additional front yard setback requirements:

- Front yard setbacks shall be staggered, such that no more than two adjacent lots have the same setback. Front yard setbacks shall vary within a range of three feet.
- In the R1SF-6 and R1SF-7 districts, a 15-foot front setback shall be allowed to a living area, front porch or side entry garage. Minimum setback to front entry garage shall be 20 feet in these districts. In the R1SF-8 district IN PHASE 2, a 2015' foot front setback shall be allowed to a living area, front porch or side entry garage. Minimum setback to a front entry garage shall be 2520 feet in this district, AS MEASURED FROM BACK OF SIDEWALK AS SHOWN ON EXHIBIT 3.

² Additional side yard setback requirements:

- All side yards shall meet the "clear zone" requirements of Ordinance No. 803 as modified,
- All lots siding onto arterials shall have a minimum 15-foot side yard setback unless a minimum landscape tract of 65 feet is provided or the lots are separated from the arterial by a local street.
- A 5-foot side yard shall be allowed on a case-by-case basis in the R1SF-6 district where a recessed, side entry or detached garage is provided.

³ Additional rear yard setback requirements:

- For R1SF-6, R1SF-7 and R1SF-8 lots backing onto arterials, minimum rear yard setback is 25 feet for single story and 35 feet for two stories.

⁴ Maximum lot coverage requirements:

- Maximum lot coverage of 45% shall be allowed for single story homes only. Two-story dwelling units will maintain a maximum 40% lot coverage.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section III. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section III. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 5.1205 and 5.1206 of the Gilbert Land Development Code. Each day a violation continues, or the failure to perform any

act or duty required by this zoning ordinance, the Zoning Code or by the Town of Gilbert Municipal Court continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Common Council of the Town of Gilbert, Arizona, this 6TH day of JUNE, 2013, by the following vote:

AYES: COOK, COOPER, DANIELS, LEWIS, PETERSEN, RAY, TAYLOR

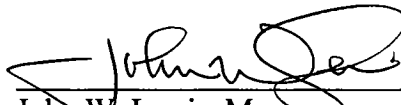
NAYES: NONE

ABSENT: NONE

EXCUSED: NONE

ABSTAINED: NONE


APPROVED this 6TH day of JUNE, 2013.


John W. Lewis, Mayor

ATTEST:


Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall, & Schwab, P.L.C.
Town Attorneys
By SUSAN D. GOODWIN

I, CATHERINE A. TEMPLETON, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2434 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT ON THE 6TH DAY OF JUNE, 2013, WAS POSTED IN FOUR PLACES ON THE 13TH DAY OF JUNE, 2013.


Catherine A. Templeton, Town Clerk

The following exhibits are attached hereto and incorporated herein:

1. Legal Description
2. Zoning Exhibit (Map)
3. Amended Development Plan of the Marbella Vineyards PAD, Phase 2

MARBELLA VINEYARDS - PHASE 2A
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH TOWN OF GILBERT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 23 FROM WHICH A FOUND 2 INCH MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS NORTH 89°59'11" EAST, 2,665.56 FEET AND ALSO FROM WHICH A FOUND 3 INCH TOWN OF GILBERT BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER BEARS SOUTH 00°17'22" EAST, 2,668.90 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°17'22" EAST, 990.01 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, NORTH 89°59'14" EAST, 92.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 350.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'57" AN ARC LENGTH OF 136.62 FEET TO A POINT OF TANGENCY;

THENCE NORTH 67°37'18" EAST, 216.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 335.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°05'29" AN ARC LENGTH OF 129.16 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°42'47" EAST, 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 235.62 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°17'13" WEST, 161.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 350.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°46'35" AN ARC LENGTH OF 108.59 FEET TO A POINT OF TANGENCY;

THENCE NORTH 17°29'22" EAST, 65.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°30'08" AN ARC LENGTH OF 106.91 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°00'46" WEST, 213.08 FEET TO A LINE THAT IS PARALLEL WITH AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF OCOTILLO ROAD;

THENCE ALONG SAID PARALLEL LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°59'11" EAST, 40.00 FEET TO THE WESTERLY LINE OF THAT PROPERTY AS DESCRIBED IN THE CORRECTED SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2008-0020248, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE, SOUTH 44°59'12" WEST, 21.21 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°00'46" EAST, 198.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 375.00 FEET THE CENTER OF WHICH BEARS SOUTH 89°58'56" WEST;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°04'51" AN ARC LENGTH OF 85.61 FEET;

THENCE ALONG THE SOUTH LINE OF SAID CORRECTED SPECIAL WARRANTY DEED, NORTH 89°59'14" EAST, 358.15 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID CORRECTED SPECIAL WARRANTY DEED, NORTH 17°28'35" EAST, 50.70 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°00'46" WEST, 243.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.39 FEET THE CENTER OF WHICH BEARS SOUTH 05°14'21" WEST, SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OCOTILLO ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°57'12" AN ARC LENGTH OF 95.04 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 80°48'27" EAST, 394.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1487.39 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°12'22" AN ARC LENGTH OF 238.99 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°59'11" EAST, 750.15 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°05'16" WEST, 1577.38 FEET TO THE NORTHERLY LINE OF THE FINAL PLAT OF MARBELLA VINEYARDS - PHASE 1 AS RECORDED IN BOOK 712, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTHERLY LINE THE FOLLOWING 19 COURSES;

THENCE SOUTH 89°59'01" WEST, 522.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1095.00 FEET THE CENTER OF WHICH BEARS SOUTH 00°00'58" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°47'37" AN ARC LENGTH OF 416.50 FEET;

THENCE NORTH 23°05'22" WEST, 112.00 FEET;

THENCE SOUTH 66°54'38" WEST, 112.80 FEET;

THENCE SOUTH 52°56'06" WEST, 242.58 FEET;

THENCE SOUTH 42°24'37" WEST, 435.52 FEET;

THENCE SOUTH 33°46'14" WEST, 126.32 FEET;

THENCE SOUTH 44°10'36" WEST, 84.15 FEET;

THENCE NORTH 39°46'32" WEST, 209.44 FEET;

THENCE SOUTH 62°37'14" WEST, 155.69 FEET;

THENCE SOUTH 27°22'46" EAST, 47.64 FEET;

THENCE SOUTH 63°27'34" WEST, 50.01 FEET;

THENCE NORTH 27°22'46" WEST, 83.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 175.00 FEET, THE CENTER OF WHICH BEARS SOUTH 62°37'15" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'38" AN ARC LENGTH OF 21.06 FEET;

THENCE SOUTH 70°44'40" WEST, 69.71 FEET;

THENCE SOUTH 77°16'28" WEST, 62.55 FEET;

THENCE SOUTH 83°58'38" WEST, 62.55 FEET;

THENCE SOUTH 88°26'36" WEST, 20.89 FEET;

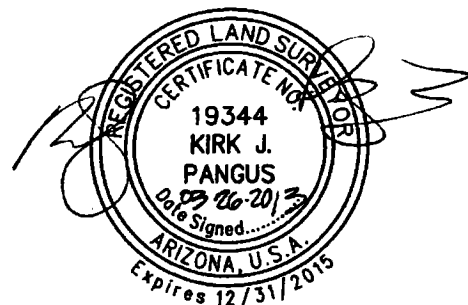
THENCE SOUTH 89°41'36" WEST, 404.40 FEET;

THENCE NORTH 00°17'22" WEST, 1323.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,323,628 SQUARE FEET OR 99.26 ACRES AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OR RECORD OR OTHERWISE.

THIS LAND DESCRIPTION IS NOT INTENDED TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATED, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY: HILGARTWILSON
1661 EAST CAMELBACK ROAD
SUITE 275
PHOENIX, ARIZONA 85016
PROJECT NO. 1165.01
MARCH, 2013



SOUTH HIGLEY ROAD

N00°17'22"W 2668.90'

L33

N00°17'22"W 355.23'

NORTHWEST CORNER
SECTION 23, T2S, R6E
POINT OF COMMENCING

OCOTILLO ROAD

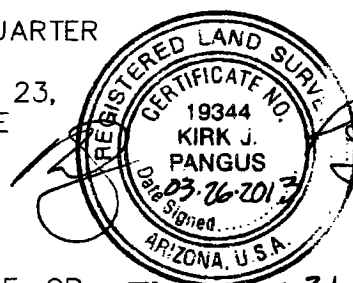
N89°59'11"E 2665.56'

NORTH QUARTER
CORNER
SECTION 23,
T2S, R6E

POINT OF BEGINNING

WEST QUARTER
CORNER
SECTION 23,
T2S, R6E

CENTER OF SECTION
SECTION 23, T2S, R6E



SITE CONTAINS 4,323,628 S.F. OR
99.2568 ACRES MORE OR LESS.

EXPIRES 12-31-2015

SHEET 4 OF 6

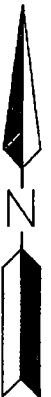
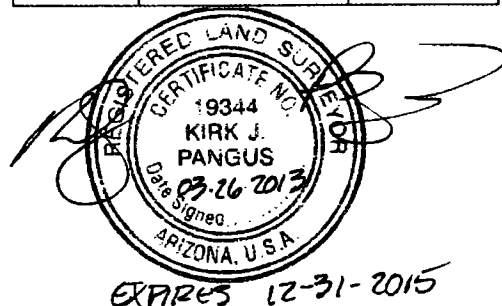
PROJ.#:	1165
DATE:	03/26/2013
SCALE:	N.T.S.
DRAWN BY:	DSP
CHECKED BY:	KJP

MARBELLA VINEYARDS PH.2
HIGLEY ROAD & OCOTILLO ROAD
MARICOPA COUNTY, ARIZONA
EXHIBIT "A"

hilgartwilson
ENGINEERS-PLANNERS-SURVEYORS
1661 E. CAMELBACK RD., STE. 275
PHOENIX, AZ 85016
PH 602.490.0535 FAX 602.325.0161

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'14"E	92.67'
L2	N67°37'18"E	216.97'
L3	N89°42'47"E	47.06'
L4	N00°17'13"W	161.89'
L5	N17°29'22"E	65.87'
L6	N00°00'46"W	213.08'
L7	N89°59'11"E	40.00'
L8	S44°59'12"W	21.21'
L9	S00°00'46"E	198.05'
L10	N89°59'14"E	358.15'
L11	N17°28'35"E	50.70'
L12	N00°00'46"W	243.78'
L13	S80°48'27"E	394.40'
L14	N89°59'11"E	750.15'
L15	S00°05'16"W	1577.38'
L16	S89°59'01"W	522.25'
L17	N23°05'22"W	112.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	S66°54'38"W	112.80'
L19	S52°56'06"W	242.58'
L20	S42°24'37"W	435.52'
L21	S33°46'14"W	126.32'
L22	S44°10'36"W	84.15'
L23	N39°46'32"W	209.44'
L24	S62°37'14"W	155.69'
L25	S27°22'46"E	47.64'
L26	S63°27'34"W	50.01'
L27	N27°22'46"W	83.61'
L28	S70°44'40"W	69.71'
L29	S77°16'28"W	62.55'
L30	S83°58'38"W	62.55'
L31	S88°26'36"W	20.89'
L32	S89°41'36"W	404.40'
L33	N00°17'22"W	1323.65'



SITE CONTAINS 4,323,628 S.F. OR
99.2568 ACRES MORE OR LESS.

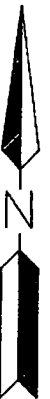
SHEET 5 OF 6

PROJ.#:	1165
DATE:	03/26/2013
SCALE:	N.T.S.
DRAWN BY:	DSP
CHECKED BY:	KJP

MARBELLA VINEYARDS PH.2
HIGLEY ROAD & OCOTILLO ROAD
MARICOPA COUNTY, ARIZONA
EXHIBIT "A"

hilgartwilson
ENGINEERS • PLANNERS • SURVEYORS
1661 E. CAMELBACK RD., STE. 275
PHOENIX, AZ 85016
PH 602.490.0535 FAX 602.325.0161

CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C1	136.62'	350.00'	69.193'	22°21'56"
C2	129.17'	335.00'	65.395'	22°05'29"
C3	235.62'	150.00'	150.000'	90°00'00"
C4	108.59'	350.00'	54.735'	17°46'35"
C5	106.91'	350.00'	53.877'	17°30'08"
C6	85.61'	375.00'	42.994'	13°04'51"
C7	95.04'	1377.39'	47.538'	3°57'12"
C8	238.99'	1487.39'	119.753'	9°12'22"
C9	416.50'	1095.00'	210.800'	21°47'37"
C10	21.06'	175.00'	10.541'	6°53'38"



SITE CONTAINS 4,323,628 S.F. OR
99.2568 ACRES MORE OR LESS.

SHEET 6 OF 6

PROJ.#:	1165	MARBELLA VINEYARDS PH.2 HIGLEY ROAD & OCOTILLO ROAD MARICOPA COUNTY, ARIZONA EXHIBIT "A"	hilgartwilson ENGINEERS-PLANNERS-SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE:	03/26/2013		
SCALE:	N.T.S.		
DRAWN BY:	DSP		
CHECKED BY:	KJP		

Not to Scale

A map showing the location of Marbella Vineyards, Phase 2 Parcel F. The parcel is a small, irregularly shaped area shaded with diagonal lines. It is situated between Oakfield Road to the north and Chandler Heights Road to the south. To the west of the parcel is a road labeled 'ROOSEVELT BLVD' and 'ROOSEVELT PARK'. To the east is a road labeled 'RECTOR ROAD'. Other roads shown include 'GERMANN ROAD' at the top, 'QUEEN CREEK ROAD' running horizontally above the parcel, 'HAGLEY ROAD' running vertically to the west of the parcel, and 'OCTILLO ROAD' running horizontally below the parcel. A north arrow is located in the top right corner, pointing towards the top of the map.

TOWN OF GILBERT
APN 304-69-011D
PF/I
UNSUBDIVIDED

Gilbert, Arizona

Zoning Exhibit (Map)



Legend

DORONATES CURVE TABLE

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1377.38'	38°7'12"(M)	95.04'(M)
		35°7'20"(R2)	95.06'(R2)
C2	175.00'	6°55'38"	21.06'

COORDINATES LINE TABLE

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	L13	H0972447E	47.68'
L1	H0973117(0)	40.00'	L14	H0712772E	58.07'
	S0891357(W)		L18	H0875617E	40.00'
L2	5415017(W)	21.31'	L19	S0002049E	50.00'
L3	H1120363(W)	50.70'	(17)	H0973117(0)	287.05'
L4	5414703(W)	84.15'		S0891357(W)	
L5	5372274E	47.68'	L18	H4430507(W)	21.16'
L6	S037573(W)	50.00'		H4437277(W)	
L7	H0722744(W)	82.61'	L19	H0936117(E)	249.80(W)
L8	S70444(W)	69.71'		H0937137(E)	250.00(W)
L9	S771272(W)	65.52'	L20	H000007(W)	40.00'
L10	S037503(W)	82.55'		H0072447E(W)	
L11	S087673(W)	20.89'			
L12	H0973117(E)	92.74(W)			
		92.72(W)			

Revised: April 10, 2013

February 13, 2013

Project Number: 1105

Project Manager: N. Lam
Designed By: T. Bonar

Graphics By N/A
Drawn By C. Klock

Drawn By C. Klock

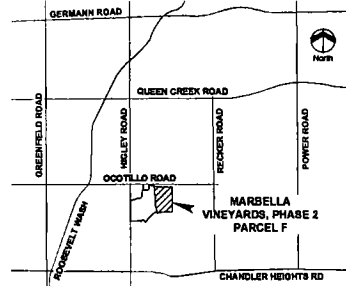
hilgartwilson
2390 E. CAMELBACK RD., STE. 403
PHOENIX, ARIZONA
PH 602-480-0036 FAX 602-326-0181

[illegible]

Case #: Z13-05
Attachment 6: Zoning Ordinance
Exhibit 2 Zoning Map

Vicinity Map

Not to Scale



TOWN OF GILBERT
APN 304-68-011E
PF/I
UNSUBDIVIDED

TOWN OF GILBERT
APN 304-69-011D
PF/I
UNSUBDIVIDED

Ocotillo Road

110' RW

FUTURE
FIRE STATION
SF-6, PAD
UNDEVELOPED

C-2, PAD
UNDEVELOPED

PARCEL E
SF-6, PAD
26.1Ac
BOOK 1126, PAGE 19 MCR

PARCEL F
SF-8, PAD
39.2Ac

TOWN OF GILBERT
APN 304-69-019C
PF/I
UNSUBDIVIDED

COCHRAN TED J J
BETTY J.
APN 304-69-870

PF/I
UNSUBDIVIDED

PARCEL D
SF-7, PAD
34.0Ac

SOUTH MARBELLA BOULEVARD

MARBELLA VINEYARDS
PHASE I
BOOK 712 OF MAPS PAGE 45
SF-7, PAD

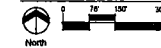
SHAMROCK ESTATES - PHASE 1
BOOK 714, PAGE 38 MCR
SF-8

SF-8
PAD

Marbella Vineyards Phase 2

Gilbert, Arizona

Planned Area Development
Development Plan Exhibit



Legend

----- Zoning District Boundary

Specific Lot Standards Parcel F (SF-8):



The front yard setback is a 15-foot front yard setback to the living area, front porch or side entry garage. Minimum front yard setback to the front entry garage door shall be 20 feet.

Revised: April 10, 2013

February 13, 2013

Project Number: 1166
Project Manager: N. Lum
Designed By: T. Bone
Graphics By: N/A
Drawn By: C. Klock

hlgartwison
2390 E. CAMLIND RD., STE. 403
PHOENIX, ARIZONA
PH 602-490-0625 FAX 602-325-0761

THIS PLAN IS THE PROPERTY OF HILGARTWISON & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HILGARTWISON & ASSOCIATES, INC. © Copyright, Hilgartwison & Associates, Inc. 2008. This plan document is the sole property of Hilgartwison & Associates, Inc. No alterations to these plans, other than adding "as-built" information, are allowed by anyone.

Case #: Z13-05
Attachment 6: Zoning Ordinance
Exhibit 3 Development Plan
June 2, 2013

FINDINGS OF FACT

Z13-05 – Marbella Vineyards PAD

1. The proposed zoning amendment conforms to the General Plan as amended, by the Santan Character Area, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

When recorded mail to:

Town of Gilbert

Town Clerk

50 East Civic Center Drive

Gilbert AZ 85296

This area reserved for County Recorder

CAPTION HEADING
Ordinance 2434

DO NOT REMOVE

Exhibits 2 & 3 were adopted with and are incorporated into Ordinance 2434 is available for viewing in the Office of the Town Clerk, Town of Gilbert, 50 East Civic Center Drive Gilbert AZ 85296.

Exhibit 2

Zoning Map

Exhibit 3

Development Plan